



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C	74	76	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales EU Directive 2002/91/EC 			England, Scotland & Wales EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

To arrange a viewing of this property, or book a free valuation of your home call 01473 851816

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

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Fore Hamlet

£160,000

2 Bedroom(s) 2 Bathroom(s) 1 Reception(s)

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Property Description

NO ONWARD CHAIN - BUY TO LET INVESTMENT

This two bedroom top floor apartment in the popular Modus development, situated on Fore Hamlet. Internally, the property comprises of 2 double bedrooms (Ensuite to master), Bathroom, Fitted Kitchen/Living room. Tenants in situ. currently paying £785 PCM. (includes water)

Located near the Ipswich waterfront, offering a variety of cafe's and restaurants. As well as close proximity to main line bus routes into and out of the town centre.

Features Include

No Onward Chain
Popular Development
Permit Parking

Also...

Tenant in situ
Top Floor



Main accommodation

Entrance Hall

Secure key entry to building, stairs to all floors, inside the property you are met by laminate flooring, airing cupboard, access to:

Bedroom 1 Feet: 15' 2" x 11' 9" | Meters: 4.62 x 3.58
15'2" x 11'9" (Max)

Double fitted mirror fronted wardrobes, double glazed window, electric heater, access to:

En-Suite

Fully tiled shower cubicle, low level WC, fitted wash hand basin, tiled splash backs, extractor fan, double glazed window, recessed spot lighting.

Bedroom 2 Feet: 15' 2" x 8' 8" | Meters: 4.62 x 2.64
Double glazed window, electric heater

Kitchen/Lounge Feet: 17' 1" x 15' 1" | Meters: 5.21 x 4.60
Mock balcony, double glazed window, laminate flooring, electric heater. Kitchen area comprising of matching fitted eye and base level units with work surfaces, inset stainless steel one and a half bowl sink and drainer, inset four ring hob, integrated oven and grill, fridge and freezer, washing machine.

Bathroom

Paneled bath, low level WC, fitted wash hand basin, tiled splash backs, extractor fan, recessed spot lighting.

Outside

Permit parking available, along with 1x visitor permit. communal garden area, as well as access to near by amenities Inc. the Ipswich Waterfront.

